

October 12, 1977

Richard J. Guimond AW 460  
Office of Radiation Programs  
Environmental Protection Agency  
Room 631 Waterside Mall East  
401 M. Street, S.W.  
Washington, D. C. 20460

Dear Dr. Guimond:

Enclosed please find a copy of a development order for Imperialakes Development. You will note on page three that the Central Florida Regional Planning Council has at our suggestion included a section on Natural Radiation. While I feel that they have been a little too restrictive on the developer, I do feel this is a good sign for the future.

You might also note that this document was signed by the Chairman of the Board of County Commissioners for Polk County.

Sincerely,

Donald R. Guthrie, P.E.  
Sanitary Engineer

DRG:mmk



10517279

POLK COUNTY  
BOARD OF COUNTY COMMISSIONERS

DEVELOPMENT ORDER

IMPERIAL LAKES  
DEVELOPMENT OF REGIONAL IMPACT  
DEVELOPER, U.R.S., Inc.

FINDINGS OF FACT

1. U.R.S., Inc., a subsidiary of United Republic Investment Company, filed on March 19, 1976, with the Board of County Commissioners of Polk County, Florida, (hereinafter referred to as "the Board") an Application for Development Approval of a Development of Regional Impact (hereinafter referred to as "ADA") pursuant to Florida Statutes, Section 380.06.
2. The Development of Regional Impact involves the development of approximately 1,400 acres of real property known as Imperial Lakes. This development includes 517 acres of single family dwellings, 304.5 acres of multifamily structures; 470 acres of open space; 69.5 acres of commercial area; and 39 acres for Community Services.
3. U.R.S., Inc. has previously applied for concept approval as a Planned Unit Development. The Board granted concept approval for Imperial Lakes (PUD-73-5) on April 17, 1973. Subsequent to this action, the Board granted final approval for a single family residential area in the northwestern portion of the property on January 15, 1974. Also, on January 27, 1976 the Board granted a concept modification and final approval for a single family residential area east of the golf course.
4. Imperial Lakes is to be developed in three phases. The present schedule of development calls for each Phase to be completed in four (4) years. Phase I consists of approximately 634 acres and includes the two single family residential areas previously approved by the Board and the recreation facilities. Phases II and III consist of approximately 466 acres and 298 acres respectively.

8. The Central Florida Regional Planning Council, pursuant to its duties set forth in Chapter 380 Florida Statutes, has conducted a complete review for the ADA to determine whether, and the extent to which this development will have favorable or unfavorable impacts upon the environment, natural resources and economy of the region, as well as other criteria set forth in Chapter 380 Florida Statutes. The report of the Central Florida Regional Planning Council was filed with the Board on September 13, 1977 and has been thoroughly reviewed by the Board's staff. This report recommended approval with conditions for Phase I and conceptual approval with conditions for Phases II and III. The report of the Central Florida Regional Planning Council and the conditions contained therein were considered by the Board at a public hearing conducted in this matter on September 13, 1977.

#### CONCLUSIONS OF LAW

1. The Central Florida Regional Planning Council in its report to the Board fully performed the duties required of it pursuant to Florida Statutes, Chapter 380.
2. The Board conducted a public hearing on September 13, 1977 after notification, publication and posting in the manner prescribed by Florida Statutes, Chapter 380.
3. All those identified as parties to these proceedings at the public hearing were afforded the opportunity to file responses, to present evidence and argument on all issues, to conduct cross-examination and submit rebuttal evidence, and to submit proposed findings of fact to the Board. In addition, any member of the general public requesting to do so was given an opportunity to be heard. The following were identified as parties and fully participated in the public hearing conducted by the Board:

Polk County Board of County Commissioners

U.R.S., Inc.

Central Florida Regional Planning Council

4 The Board has considered the above described testimony and evidence, and has

CONDITIONS - PHASE I

Condition A - Substantial Deviation

If a change, or changes, in the plan for the development involve a deviation from the terms of the development order as described in Paragraph 380.06(7)(g), Florida Statutes, or any change in the road system shown in the Master Plan Map H, then a substantial deviation shall be presumed to have been proposed.

The Polk County Board of County Commissioners shall give the developer the opportunity to present evidence that further review is not required. If, due to the proposed change, additional impact is presumed, the Regional Planning Council at a regular Council meeting will review and make recommendations in a report to the Board of County Commissioners who will approve or disapprove the change to the development order and the development plan. The Development Order will be valid for a period of 12 years from the date of issue.

Condition B - Radiation

In those areas of the development where radiation has been found to exist at a level greater than 10 Micro-Roentgens per hour (10 MicroR/hr), construction should be undertaken only after protective measures have been applied to the site and the structure. "A Preliminary Evaluation of the Control of Indoor Randon Daughter Levels in New Structures", EPA-520/4-76-018, published by the United States Environmental Protection Agency, Office of Radiation Programs, Washington, D.C. 20460, November, 1976, describes the protective measures to be applied on specific sites where radiation levels are considered to be such that a hazard could be created within a structure. The developer is to inform the buyers of the properties in the elevated radiation level (10M/r/hr) areas of the results of the gamma surveys of the site and of the protective measures available to mitigate a radiation hazard.

The Environmental Protection Agency (EPA) interim standards for radiation levels is 10 MicroR/hr (Federal Register, June 24, 1976), (Exhibit D). These are the same standards that have been in effect since May 18, 1960. The Polk County Health

Further survey work should be undertaken by the developer to ascertain the true nature of the radiation situation. After complete surveys are made, engineering procedures can be designed to alleviate the buildup of radiation in structures. These procedures should be agreed on by the county and specified in the building permit process.

Condition C - Ditches Between Retention Areas

The ditches between the retention areas will be maintained in a manner prescribed and approved by the Polk County Engineering Department.

Condition D - Water Quality in the Retention Areas

The developer will make a conscientious effort to improve water quality in the retention areas in Phase I.

Condition E - Fire Protection

Any builder, prior to requesting permits for multifamily structures over three stories in height, will obtain from the county a certificate that adequate fire protection exists for the safety of these proposed structures and their occupants. When multi-story buildings are under construction, water mains and hydrants will be in service and stand pipes installed and charged to the floor below construction.

Condition F - Schools

The developer is to set aside fifteen acres for each phase for the construction of an elementary school. These school sites may be contiguous or located in each phase of the development, whichever is acceptable to the developer and the Polk County School Board. The school site should consider the amenities for schools K-6 in relationship to residential areas and traffic patterns. At any time that the K-6 student population attending the public schools exceeds the Polk County School Board school standard (currently 840 per school) and the school board does not wish to utilize a site within that phase of the development, then the Board of County Commissioners may release that reservation, and the developer may utilize that land in accordance with the existing provisions of the zoning ordinances of Polk County

requirement for neighborhood park sites. A community park should be available to serve all three phases of the development. The community park may be incorporated into the open space and green belt system of the master plan for Imperial Lakes and should have a minimum size of 20 acres. The equipment and maintenance of these parks will be the responsibility of the Property Owners Association.

Condition H - Multifamily Structures

In those areas shown on Map H dated February, 1977, where multifamily structures are planned, the total area of the structures plus paved parking and access ways shall not exceed 50 percent of land area.

Condition I - Water Supply

The developer will limit water usage to such limits as are deemed prudent by the Water Management District or Local Water Resources Board on the 449 acres of the development for Phase I.

Condition J - Totalizer Meters

Totalizer meters are to be installed by the developer on all the wells serving the golf course. The meter readings are to be submitted monthly to the county department responsible for water and to the Southwest Florida Water Management District (SWFWMD). Consumption of water on the golf course will be limited to that allowed by the SWFWMD or such other water regulation entity as may have responsibility and jurisdiction over the area of the development.

Condition K - Settlement Pond

The settlement pond described in ADA exhibit G-1 Drainage Map to be located in the northwest corner of the property in section 27 is to be constructed and connected by a natural grassed stream or swale to the next man-made lake to the south as shown on the Master Plan exhibit II to the ADA.

Condition L - Additional Entrance

The developer is required to submit, to the Board of County Commissioners, plans

the north intersecting Shepherd Road.

Condition M - PUD Final Approval

The Imperiallakes development has received concept approval as a Planned Unit Development (PUD) by the Polk County Board of County Commissioners and is subject to PUD regulations. Two single family areas, units one and two of Phase I have received PUD final approval. Pursuant to the normal process for PUD approval, each incremental development unit must receive final approval from the Board of County Commissioners. Final plans, including a site plan; water management plan; landscaping plan; traffic plan; water and sanitary sewer plan; and phasing schedule--all with approval by the agencies having jurisdiction--should be submitted with a formal application for final approval. No site preparations and/or construction of facilities--underground or surface--shall be undertaken until PUD Final Approval has been granted.

Condition N - Pavement of Streets

Prior to dedicating any streets to Polk County, the developer shall improve such streets to meet Polk County specifications.

CONDITIONS - PHASES II AND III

Condition A - Drainage Control

Prior to the approval for any development in Phases II and III, completed engineering drawings and calculations must be provided showing that the developer will make an effort to improve water quality and provide safe quantities for the drainage systems. No road construction or final improvements, except those specified in Condition E, Phases II and III, are to be undertaken prior to the approval of the drainage in Phases II and III.

Condition B - Community Services Area

An area for the use of government services which is suitable to the Polk County Board of County Commissioners must be made available upon the opening of Phase II.

Condition C - Buffer Zone

The plans for Phases II and III must include a detailed description of a buffer

#### Condition D - Water Supply

The developer will limit water usage to such limits as are deemed prudent by the Water Management District or Local Water Resources Board on the 766 acres of the development for Phases II and III.

#### Condition E - Completion of Main Boulevard

The main boulevard is to be extended from the present end of the existing boulevard (hereinafter referred to as point A) to a point approximately 3,300 feet southwest. This extension will consist of two 24 foot wide lanes. When the average daily traffic count reaches 6,400 at the location of point A, the main boulevard is to be widened to 24 feet paved in each direction from the new intersection created by the additional entrance road described in Condition L, Phase I to the extension of the main boulevard. In addition to widening the main boulevard, one two lane, 24 foot wide boulevard section with the same right-of-way width as now exists in the Phase I section is to be constructed to Old Route 60 using a westerly route. When the average daily traffic count reaches 6,400 on the two lane road to Old Route 60, the second parallel 24 foot wide two lane section is to be completed.

#### Condition F - Design Requirements for Intersections

There are three intersections which must be improved by the developer to allow smooth traffic flow in the future. These intersections which are shown in Figure 3, along with the peak hour volume and laneage requirement, are as follows:

Intersection 2: At the present main entrance a left turn lane is to be constructed on Shepard Road for westbound traffic entering the development. Plans and specifications will be submitted to the Polk County Engineer for approval within three months of the date of the development order.

Intersection 3: When the second half of the main boulevard is completed to Old Route 60, a left turn lane is to be provided for east bound cars entering the development.

Intersection 6: When the new entrance is constructed to Shepard Road a left turn lane is to be provided for west bound traffic entering the development

daily traffic on this left turn lane



The design of certain intersections for easy turning movement is very important for easy flow of traffic. This would stop traffic congestion and provide proper lane requirements for movement of traffic and prevent unnecessary delay. Signalization as needed will be provided by the county or state as appropriate at the time.


Condition G - Master Plan Approval

This development order grants the developer Master Plan Approval for Phases II and III. Chapter 22F-1, Florida Administrative Code provides for an Alternative Review Procedure (Section 22F-1.24) for Master Plan Approval. Future development plans in Phases II and III must be reviewed by the Central Florida Regional Planning Council and the Polk County Board of County Commissioners in accord with an agreement entered into by U.R.S., Inc., the Polk County Board of County Commissioners and the Central Florida Regional Planning Council prior to undertaking development activities.

Condition H - PUD Final Approval

Pursuant to the normal process for PUD approval each incremental development unit must receive final approval from the Board of County Commissioners. Final plans, including a site plan; water management plan; landscaping plan; traffic plan; water and sanitary sewer plan; and phasing schedule--all with approval by the agencies having jurisdiction--should be submitted with a formal application for final approval. No site preparations and/or construction of facilities--underground or surface--shall be undertaken until PUD Final Approval has been granted.

Approved by the Board of County Commissioners in regular session this 27<sup>th</sup> day of September, 1977.

  
Chairman  
Board of County Commissioners

\* ATTEST:

F. D. "Bud" Dixon, Clerk

POLK COUNTY HEALTH DEPARTMENT

FIELD REPORT ON IMPERIAL LAKES

TOWN VISITED Lakeland (South 37)

DATE 5/6 & 5/7/76

OWNER OF PROPERTY U R S Inc.

PERSON SEEN Mr. Hutto

BY WHOM Harlan Keaton & Lee Forgey

TIME SPENT 15 hours

REASON FOR VISIT GAMMA MAP & SURVEY OF PLANNED DEVELOPMENT

REPORT:	Gamma Map		Readings in			
	Location No.		MR/hr.			
	X	-	XX			
1 - 2	32 - 2	66-2	100-35	134-2	168-4	202-14
2 - 2	33 - 2	67-3	101-35	135-2	169-4	203-2
3 - 2	34 - 2	68-8	102-40	136-2	170-3	204-2
4 - 3	35 - 2	69-3	103-35	137-2	171-3	205-3
5 - 2	36 - 2	70-18	104-40	138-2	172-8	206-6
6 - 5	37 - 3	71-20	105-40	139-2	173-9	207-7
7 - 3	38 - 2	72-16	106-40	140-2	174-7	208-7
8 - 4	39 - 2	73-10	107-45	141-2	175-5	209-2
9 - 2	40 - 2	74-1	108-50	142-2	176-5	210-13
10 - 2	41 - 2	75-2	109-35	143-2	177-5	211-4
11 - 3	42 - 4	76-3	110-26	144-2	178-7	212-15
12 - 2	43 - 4	77-14	111-40	145-2	179-9	213-15
13 - 2	44 - 3	78-2	112-40	146-2	180-3	214-17
14 - 2	45 - 2	79-7	113-35	147-2	181-12	215-11
15 - 3	46 - 2	80-1	114-40	148-2	182-19	216-9
16 - 3	47 - 2	81-2	115-35	149-2	183-29	217-13
17 - 2	48 - 2	82-3	116-28	150-7	184-11	218-12
18 - 1	49 - 2	83-3	117-14	151-3	185-14	219-14
19 - 2	50 - 2	84-2	118-18	152-2	186-9	220-11
19 - 2	51 - 2	85-2	119-35	153-2	187-12	221-12
21 - 1	52 - 2	86-3	120-45	154-2	188-9	222-14
22 - 3	53 - 2	87-2	121-40	155-5	189-10	223-14
23 - 3	54 - 2	88-22	122-30	156-12	190-28	224-15
24 - 4	55 - 2	89-10	123-30	157-6	191-35	225-14
25 - 6	56 - 2	90-17	124-14	158-4	192-30	226-16
26 - 4	57 - 9	91-7	125-30	159-7	193-30	227-35
27 - 3	58 - 3	92-12	126-40	160-20	194-27	228-23
28 - 2	59 - 3	93-26	127-40	161-14	195-30	229-6
29 - 2	60 - 3	94-19	128-30	162-26	196-35	230-4
30 - 2	61 - 1	95-22	129-35	163-8	197-30	231-3
31 - 4	62 - 2	96-40	130-55	164-7	198-35	232-4
SAN 17	63 - 2	97-30	131-45	165-4	199-30	233-12
	64 - 2	98-25	132-15	166-5	200-35	234-10
	65 - 2	99-35	133-2	167-5	201-15	

10 MicroR/hr = .01 mR

